



## COMMERCIAL BOARD OF ADJUSTMENT

### AGENDA

**Wednesday, December 17, 2014**

**10:00 AM**

**1000 Throckmorton  
City Council Chamber  
2<sup>nd</sup> Floor – City Hall**

**Fort Worth, Texas 76102**

**For More Docket Information Visit:**

**<http://fortworthtexas.gov/boards/planninganddevelopment/>**

#### BOARD MEMBERS:

Dan Moore  
Robert Gutierrez  
Gene Miers  
Bob Riley  
Shubie Smith  
Michael Wellbaum, Chair  
James Hill  
Robert Kelly  
Marlene Beckman, Vice Chair

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**I. 9:00 A.M. WORK SESSION Pre-Council Chamber**

**A. Election of Chair and Vice-Chair**

**B. Review of Cases on Today's Agenda**

**II. 10:00 A.M. PUBLIC HEARING Council Chamber**

**A. Approval of Minutes of the November 19, 2014 Hearing**

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**B. Cases on Today's Agenda**

**C. MEETING WILL ADJOURN AT 12:00 PM (ANY CASES NOT HEARD WILL BE MOVED TO JANUARY 21, 2015)**

**D. Continued Cases**

**None**



**E. New Cases**

**1. BAC-14-113**

**Christ United Methodist Church by Crown Castle Telecom**  
3301 Sycamore School Road

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the construction of a 100-foot stealth communications tower that exceeds the maximum height of 75 feet by 25 feet.

**2. BAC-14-116**

**University House Fort Worth, LLC**  
3201 S. University Drive

- a. Request a **VARIANCE** in the “MU-1” Low Intensity Mixed-Use District to reduce the number of required parking spaces, providing 23 parking spaces, where a minimum of 32 spaces are required, deficient by 9 parking spaces.

**3. BAC-14-117**

**John Glenn Jr, et al by Crawford Edwards**  
4429 Bellaire Drive South

- a. Request a **SPECIAL EXCEPTION** in an “F” General Commercial District to permit the installation of electronic changeable copy on a monument sign.

**4. BAC-14-118**

**Extra Space Prop. 86, LLC**  
5401 W. Rosedale Street

- a. Request a **SPECIAL EXCEPTION** in a “CB-HC” Camp Bowie - Highway Commercial District to permit the installation of electronic changeable copy on a pole sign.

**5. BAC-14-119**

**Metropolitan Area Ambulance Authority**  
2990 & 2994 S. Grove Street

- a. Request a **VARIANCE** in an “I” Light Industrial District to permit the continued use of parking in a front yard setback.
- b. Request a **VARIANCE** in an “I” Light Industrial District to permit the continued use of an existing building that encroaches 32 feet into the 50-foot supplemental setback on the west, creating an 18-foot setback.
- c. Request a **VARIANCE** in an “I” Light Industrial District to permit the continued use of an existing building that encroaches 8 feet into the 50-foot supplemental setback on the north, creating a 42-foot setback.

**6. BAC-14-120**

**Lakeside Church of God by Crown Castle Telecom**  
2424 Chestnut Avenue

- a. Request a **VARIANCE** in an “FR” General Commercial Restricted District to permit the expansion of a telecommunications tower to 93 feet in height that exceeds the maximum height of 45 feet by 48 feet.
- b. Request a **VARIANCE** in an “FR” General Commercial Restricted District to permit the expansion of a telecommunications tower 27 feet from a single family residential district, deficient by 473 feet.



**7. BAC-14-121**

**Amerco Real Estate Co. of TX, Inc. by Crown Castle Telecom**  
509 Tierney Road

- a. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the expansion of a telecommunications tower to 98 feet in height that exceeds the maximum height of 45 feet by 53 feet.
- b. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the expansion of a telecommunications tower 160 feet from a single family residential district, deficient by 340 feet.
- c. Request a **VARIANCE** in an “E” Neighborhood Commercial District to permit the expansion of a telecommunications tower 110 feet from a multifamily residential district, deficient by 140 feet.

**8. BAC-14-122**

**Town Center Mall, LP - Shelly Campbell by Talley Amusements, Inc.**  
4200 South Freeway

- a. Request a **SPECIAL EXCEPTION** in the “PD 369” Planned Development District to permit a temporary outdoor amusement (carnival) for 28 days from February 9 – March 8, 2015.

**9. BAC-14-123**

**Colonial Savings by Dean Kraus**  
2530 West Freeway

- a. Request a **SPECIAL EXCEPTION** in a “J” Medium Industrial District to permit the installation of electronic changeable copy on a freeway sign.

**10. BAC-14-124**

**Foresight Automation, Inc. by Capital Telecom Acquisition, LLC**  
3600 Noble Avenue

- a. Request a **VARIANCE** in a “K” Heavy Industrial District to permit the construction of a telecommunications tower approximately 315 feet from a two-family residential district, deficient by 185 feet.

**11. BAC-14-125**

**Armando & Savador Gonzalez**  
5040 Wilbarger Street

- a. Request a **SPECIAL EXCEPTION** in an “I” Light Industrial District to permit non-accessory outdoor storage of 9 vehicles for 2 years.
- b. Request a **VARIANCE** in an “I” Light Industrial District to permit non-accessory outdoor storage without providing the required site security.
- c. Request a **VARIANCE** in an “I” Light Industrial District to permit non-accessory outdoor storage without providing the required screening fence.
- d. Request a **VARIANCE** in an “I” Light Industrial District to permit non-accessory outdoor storage without providing landscaping.



**12. BAC-14-126**

**Mayfield Missionary Baptist Church**  
4904 Elgin Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a 5-foot open-design fence in the front yard and projected front yard.
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a 6-foot open-design fence in the front yard and projected front yard, where 5 feet is allowed, excessive by 1 foot.
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a chain link fence on the north and south property lines, where none is allowed in the front yard or projected front yard.

**13. BAC-14-128**

**PSQ Barbie, LP by Johnathan Killebrew**  
4341 Aldridge Lane

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit construction of a model home in a subdivision platted more than 5 years prior to its construction.

**F. Translation Cases**

**14. BAC-14-127**

**Eliu Gonzalez by Axel Alvarez Tostado**  
3412 E. Rosedale Street

- a. Request a **VARIANCE** in an "ER" Neighborhood Commercial Restricted District to permit construction of a commercial building that would encroach 10 feet into the 20-foot front yard setback, creating a 10-foot front yard setback.

**III. ADJOURNMENT:**

**ASSISTANCE AT THE PUBLIC MEETINGS:**

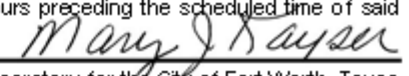
Fort Worth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

El Edificio Municipal de la Ciudad de Fort Worth, o City Hall, tiene acceso para silla de ruedas. Se solicita a las personas que planean asistir a esta reunión y que necesitan ayudas auxiliares o servicios de intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552; o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión para que se puedan hacer los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar los servicios auxiliares necesarios.

**Executive Session.**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Wednesday, December 10, 2014 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
City Secretary for the City of Fort Worth, Texas